

## RECORDING INFORMATION SUMMARY (RIS)

**1) RETURN DOCUMENT TO:**

2) Type of Document:

- (specify)

8) Property Address:

9) ☐ Additional addresses on Continuation Page of RIS

10) Grantee's Mailing Address (Deed Only):  
(If Grantee is at a different address than the Property Address listed in Section 8, complete this section.)

a) Grantee or Designee Name: ORIN CLYBOURN  
House No. & Street Name: 7314 DEVON ST APT 3C  
City: PHILA State: PA Zip Code: 19119 -

11) Recording Information to be Referenced. Mortgage to be released/satisfied/assigned/modified:

a) Name of Original Mortgagee:	Recorder's Index Information of Original Mortgage:
Recording Date of Original Mortgage:	
month / day / Year	Initials, Book and Page or Doc. ID#

12) ☐ Additional references on Continuation Page of RIS

13) If applicable, please check: ☐ Consolidation ☐ Subdivision

#### 14) Signature Information

for Records Department use only

a) 'OR -or- 'EE Name

b) 'OR -or- 'EE Telephone Number

c) 'OR -or- 'EE Signature



50526698

Pg: 1 of 6  
09/13/2002 01:28PM

This Document Recorded  
09/13/2002 State RTT: 312.36  
01:28PM Local RTT: 337.09  
Doc Code: D Commissioner of

Doc Id: 50526698  
Receipt #: 186251  
Rec Fee: 48.50  
City of Philadelphia

15) Page 1 of

This Indenture Made the FIRST day of

AUGUST In the year of our lord two thousand and TWO (20 02

Between JOSEPH M BROWN

(hereinafter called the grantor ),of the one part, and

ORIN CLYBOURN

( Hereinafter called the grantee ) of the other part

Witnesseth that the said grantor DOES

For and in consideration of the sum of  
Lawful

ONE DOLLOR

Money of the United States of America, unto HIM well and truly paid  
By the said grantee at or before the sealing and delivery hereof, the receipt where of  
Is hereby acknowledged. HAS Granted , bargained and sold, release and  
confirmed, and by these presents DO grant, bargain and sell ,release and  
confirm unto the said Grantee HIS hiers and assigns.

ALL THAT CERTAIN lot or piece of ground with the two story brick messuage  
Or tenement thereon erected.

KNOWN AS 6038 OGONTZ AV. , in the city of Philadelphia

State of Pennsylvania.



50526698

Page: 2 of 6  
09/13/2002 01:28P

**SITUATE** On the Westerly side of Ogontz Avenue (100 feet wide) Beginning with a curve with a radius of 550 feet at the distance of 77 feet 1 3/8 inches Northwardly from the Northerly side of Spencer Avenue in the 17<sup>TH</sup> ward of the city of Philadelphia.

**THENCE** Westerly on a line parallel with the said Spencer Avenue 98 feet 7- 5/8 inches crossing the bed of a certain 12 foot Wide driveway laid out at a distance of 6 feet west of the rear Of the building erected thereon and extending from Spencer Avenue to Sparks Street, thence North 15 feet 4 inches to a Point. Then East on a line parallel with the said Spencer Avenue And crossing said 12 foot driveway 99 feet 3 5/8 inches to a Point on a line of curve of the Westerly side of the said Ogontz Avenue and thence on a line curving to the West with a radius of 550 feet, 4 1/8 inches to the first mentioned point and Place of beginning.

**BEING** the same premises which Joseph M Brown by deed dated March 3 1997 and recorded 11-15-2000 in the County of Philadelphia In deed book page .



50526698

Page: 3 of 6  
09/13/2002 01:28P

# 10 Together with all and singular the BUILDINGS

Improvements, ways, streets, alleys, driveways, passages, water, water-course rights liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, or in otherwise appertaining, and the revisions and remainders, rents, issues, and profits thereof; and all the estate, right, title, interest property, claim and demand whatsoever of

HIM

the said grantor, as well at law as in equity, of, in, and the same,

## To have and to hold the said lot or piece of ground described HEREIN hereditaments

and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto the said grantee, HIS

heirs, and assigns to and for the only proper use and behoof of the said grantee HIS heirs and assigns forever.

And The said grantor, HIS heirs

Executors and administrators do covenant, promise and agree, to and with the The said Grantee, his heirs and assigns, by these presents HE The said grantor, HIS heirs, all and singular the hereditaments and premises Hereby granted or mentioned and intended so to be, with the appurtenances, unto the said grantee, HIS heirs and assigns, against THEM, the said grantor and HIS heirs, and Against all and every person or persons whomsoever lawfully claiming or to claim the The same or any part thereof, by, from or under Or any of them, shall and will

### WARRANT and forever DEFEND

In Witness Whereof, the party of the first part hereunto set His hand and seal. Dated the day and year first written above.

Sealed and Delivered  
IN THE PRESENCE OF US

NOTARIAL SEAL  
Ernest B. Harrod, Notary Public  
City of Philadelphia, Phila. County  
My Commission Expires Mar. 6, 2004

Joseph M. Brown



50526698

Page: 4 of 6  
09/13/2002 01:28P

# PHILADELPHIA REAL ESTATE TRANSFER TAX CERTIFICATION

BOOK NO. PAGE NO.

DATE RECORDED

CITY TAX PAID

Complete each section and file with Recorder of Deeds when (1) the full consideration/value is/is not set forth in the deed, (2) when the deed is with consideration, or by gift, or (3) a tax exemption is claimed. If more space is needed, attach additional sheet(s).

**A. CORRESPONDENT - All inquiries may be directed to the following person:**

NAME <i>Orin C. Lybourn</i>	TELEPHONE NUMBER: AREA CODE <i>267</i> <i>879-5645</i>
STREET ADDRESS <i>7314 Devon St Apt 3C Phila</i>	CITY <i>PA</i>
STATE <i>PA</i>	ZIP CODE <i>19119</i>

**B. TRANSFER DATA**

GRANTOR(S)/LESSOR(S) <i>Joseph M. Brown</i>	DATE OF ACCEPTANCE OF DOCUMENT <i>Orin C. Lybourn</i>
STREET ADDRESS <i>6038 Ogontz</i>	STREET ADDRESS <i>7314 Devon St Apt 3C</i>
CITY <i>Phila</i>	CITY <i>Phila</i>
STATE <i>PA</i>	STATE <i>PA</i>
ZIP CODE <i>19119</i>	ZIP CODE <i>19119</i>

**C. PROPERTY LOCATION**

STREET ADDRESS <i>6038 Ogontz</i>	CITY, TOWNSHIP, BOROUGH <i>Phila</i>
COUNTY <i>Phila</i>	SCHOOL DISTRICT <i>Phila</i>
TAX PARCEL NUMBER	


**D. VALUATION DATA**

1. ACTUAL CASH CONSIDERATION <i>\$1</i>	2. OTHER CONSIDERATION + <i>0</i>	3. TOTAL CONSIDERATION = <i>\$1</i>
4. COUNTY ASSESSED VALUE <i>6742</i>	5. COMMON LEVEL RATIO FACTOR x <i>3.19</i>	6. FAIR MARKET VALUE = <i>31,236.48</i>

**E. EXEMPTION DATA**

1A. AMOUNT OF EXEMPTION	1B. PERCENTAGE OF INTEREST CONVEYED
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**2. Check Appropriate Box Below for Exemption Claimed**

- ☐ Will or intestate succession \_\_\_\_\_ (NAME OF DEC.  50526698  
Page: 5 of 6  
89/13/2002 01:28P)
- ☐ Transfer to Industrial Development Agency.
- ☐ Transfer to agent or straw party. (Attach copy of agency/straw party agreement).
- ☐ Transfer between principal and agent. (Attach copy of agency/straw trust agreement). Tax paid prior deed \$ \_\_\_\_\_.
- ☐ Transfers to the Commonwealth, the United States, and Instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (Attach copy of resolution).
- ☐ Transfer from mortgagor to a holder of a mortgage in default. Mortgage Book Number \_\_\_\_\_, Page Number \_\_\_\_\_.  
Mortgagee (grantor) sold property to Mortgagor (grantee) (Attach copy of prior deed).
- ☐ Corrective deed (Attach copy of the prior deed).
- ☐ Other (Please explain exemption claimed, if other than listed above.) \_\_\_\_\_

Under penalties of law or ordinance, I declare that I have examined this Statement, including accompanying information, and to the best of my knowledge and belief, it is true, correct and complete.

SIGNATURE OF CORRESPONDENT OR RESPONSIBLE PARTY <i>Keith Taylor</i>	DATE <i>9/4/02</i>
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Commonwealth of Pennsylvania  
County of PHILADELPHIA

SS

On this the 1<sup>st</sup> day of August, 2003, before me, a Notary Public for  
The Commonwealth of Pennsylvania, residing in the PHILADELPHIA COUNTY

Personally appeared JOSEPH M. BROWN

The undersigned officer,

Known to me (satisfactorily proven) to be the person whose name is (are) subscribed  
To the within instrument, and acknowledged that he executed the same for the purpose  
Therein contained.

I hereunto set my hand and official seal.

**NOTARIAL SEAL**  
Ernest B. Harrod, Notary Public  
City of Philadelphia, Phila. County  
My Commission Expires Mar. 6, 2004

*Ernest B. Harrod*  
Notary Public

**DEED**

JOSEPH M BROWN

TO

ORIN CLYBOURN

PREMISES: 6038 OGONTZ AV.  
PHILA PA 19138  
17<sup>TH</sup> WARD

The address of the above named  
grantee 6038 OGONTZ  
PHILA PA 19138  
*Beth Taylor*  
On behalf of the said Grantor



50526698

Page: 6 of 8  
99/13/2002 01:28P